

RECEIPT

STATE BANK OF INDIA

Branch

Code No

Received a sum of Rs. 9282000/-

(Rupees Ninety two lakh eighty two thousand only)

from Smt. / Shri Raheja Builders (P) Ltd. Auth. Signatory Mr.

s/o, d/o, w/o Subash chandras Sidans

residing at Panipat

STATE BANK OF INDIA

for credit to Government of Haryana

account towards Stamp Duty.

HSIDC

Date 22/09/11

Place

(Signature of Authorised Officer)

DEED OF CONVEYANCE

Transaction Value: Rs.132600000/-
 Stamp Duty Rs. 9282000/-
 Stamp No. & Date GSR/001:399916 & 22.09.2011

This deed of conveyance made at Panipat on 27th day of September, year 2011 between the Haryana State Industrial & Infrastructure Development Corporation Ltd. (HSIIDC) having its registered office at C-13-14, Institutional Area, Sector-6, Panchkula, Haryana (hereinafter called the transferor) of the one part, which expression shall include its successors, assignees, administrators, executors acting through its authorised signatory and M/s Raheja Builders Pvt. Ltd., a company incorporated under the provisions of Companies Act, 1956 and having its Registered Office at 215-216, 2nd Floor, Rectangle-1, D-4, District Centre Saket, New Delhi-17, (hereinafter called the transferee) of the other part, which expression shall include its heirs, successors, assignees, administrators, nominees etc., acting through its authorized signatory Sh .Vipan Mehta.

Whereas the site, more particularly described in Annexure-I of this deed, is intended to be hereby conveyed is owned by the transferor with full proprietary rights;

For Raheja Builders Pvt. Ltd.

Auth. Signatory

Estate Manager
 Haryana State Indl & Infrastructure
 Dev. Corpn Ltd.
 Industrial Estate Barhi (Sonapat)

प्रलेख नः 4856

दिनांक 27/09/2011

डीड संबंधी विवरण

डीड का नाम CONVEYANCE WITH IN MC AREA
तहसील/सबे-तहसील पानीपत
गांव/शहर वार्ड न0 18

धन संबंधी विवरण

राशि जिस पर स्टाम्प ड्यूटी लगाई 132,600,000.00 रुपये	स्टाम्प ड्यूटी की राशि 9,282,000.00 रुपये
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 10.00 रुपये

Drafted By: महेश वकील

यह प्रलेख आज दिनांक 27/09/2011 दिन मंगलवार समय 3:22:00PM बजे श्री/श्रीमती/कुमारी मन्जीत सिंह, मनेजर पुत्री/पुत्री/पत्नी श्री/श्रीमती/कुमारी बलवान सिंह निवासी हरियाणा राज्य उधोगीक पंचकुला द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

उप/सयुक्त पंजीयन अधिकारी
पानीपत

श्री मन्जीत सिंह, मनेजर

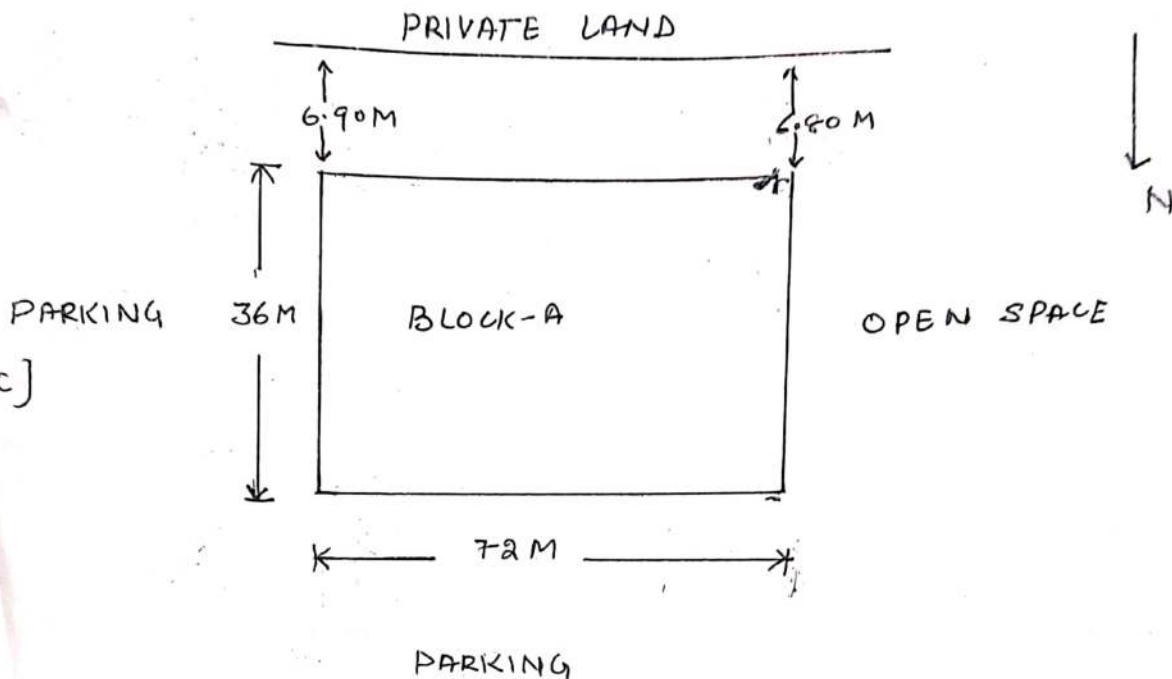
उपरोक्त विक्रेता व श्री/श्रीमती/कुमारी विपिन मेहता ओ.सी. क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी लालचन्द नम्बरदार पुत्र/पुत्री/पत्नी श्री निवासी सिमला मोलाना व श्री/श्रीमती/कुमारी विकास बुकल पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी तारा चन्द निवासी पानीपत ने की। साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 27/09/2011

उप/सयुक्त पंजीयन अधिकारी
पानीपत

OUT PLAN OF EXPORT COMPLEX, BLOCK-A, PANIPAT

SIZE = $72\text{M} \times 36\text{M} = 2592\text{ SQ.M}$



M/S RAHEJA BUILDERS PVT LTD.

SH. VIPAN MEHTA.

(Auth. Signatory)

For Raheja Builders Pvt. Ltd.,

Auth. Signatory

ESTATE MANAGER

Maryana State Indl & Infrastructure
HSIDC Corp. Ltd.
Industrial Estate Barhi (Sonapat)

AND whereas, the transferor had auctioned the commercial Site bearing no. Block 'A' measuring 2592 sq. meters situated in Export Complex, Panipat, Tehsil & District Panipat (Haryana) subject to certain terms and conditions, wherein the transferee also participated and its bid was accepted, being the highest bidder.

And whereas, the transferor has allotted site bearing No. Block 'A', situated in Export Complex, Panipat, measuring 2592 Sq. Mtr. to the transferee for setting up Commercial Complex as per the terms and conditions contained in the Regular Letter of Allotment dated 01.08.2005 which shall continue to remain part and parcel of this deed.

And whereas, the transferee has remitted the full tentative cost of the site amounting to Rs. 132600000/- (Rupees Thirteen Crore Twenty Six Lakhs only) towards the price of the said site to the transferor.

Now Therefore, this deed witnesses that for the purpose of carrying into effect the Regular Letter of Allotment (RLA) and further in consideration of the said sum of Rs. 132600000/- (Rupees Thirteen Crore Twenty Six Lakhs only) paid by the transferee, the transferor do hereby grants and conveys to the transferee all piece and parcel of site bearing No. Block 'A' situated in Export Complex, Panipat, measuring 2592 sq. Mtr. (hereinafter referred to as site) for setting up Commercial Complex on the following terms and conditions:-

1. That no fragmentation/bifurcation of the site shall be permissible. Further, the transferee shall not erect or make any addition/alteration in the buildings without getting the same approved, from the Competent Authority.
2. That the Transferee shall pay to the Transferor such proportionate External Development Charges spent by the Transferor or as may be payable to the Government or any other agency by the Transferor for external water supply, electricity installation, roads, storm water drainage, sewerage, CETP etc. in addition to clause No. 4 stated below, within 30 days from the letter of demand, failing which the transferee shall be liable to pay the same along with interest @ 14% p.a. from the date of notice. In the event of failure of the Transferee to make payment of the amount demanded within three months from the date of issue of said letter of demand, the site shall be liable to be resumed.

For Raheja Builders Pvt. Ltd.

Auth. Signatory

Estate Manager
Haryana State Indl. & Infrastructure
Dev. Corp'n Ltd.
Industrial Estate Barhi (Sonapat)

3. That the Transferee was required to complete the construction by 3rd March 2011 (2 initial years and 1 year general extension), however, the transferor has been granted one year paid extension to complete the building by 3rd March 2012. The transferee shall be required to complete the building and obtain occupation certificate from the DTP/HSIIDC by 3rd March 2012. in accordance with the relevant rules / regulations of the Department of Town & Country Planning.
4. That the Government may in the near future acquire possession and proprietary rights over the land surrounding the Estate and the Govt. or any other authority on behalf of the Government may thereafter, in its discretion, decide to convert this area or a part thereof in to a green belt or to use it for any other common purpose and in the event of such happening the cost of the acquisition and development of the part of land so utilized payable by transferor to the Govt. or any authority on its behalf will be recoverable by the transferor from its transferees proportionately. An amount demanded by transferor on account of such External development Charges will be payable by the transferee to the transferor in lump-sum or in instalments, as may be decided by the transferor.
5. That the Transferee shall have to pay all local & general taxes, maintenance and service charges, rates or cesses or any other charges as may be imposed or assessed on the said site/building by the Competent Authority from time to time.
6. That the Transferee shall use and utilize the aforesaid site for the purposes for which it had been allotted and shall not change the nature of project. Violation, if any, shall entail resumption of the site and the principal amount deposited by the transferee towards the cost of the plot will be refunded after making deductions as per the conditions mentioned in the subsequent clause(s).
7. That the transferee shall be responsible for the maintenance and upkeep of all roads, open spaces, parks and public health services etc. over the site.
8. That the construction of the building on the site should be as per the building plans approved by the Competent Authority and the said building plans shall be in conformity with the building bye-laws, as applicable from time to time. Besides this, the construction of the building shall also be governed by the Building bye-laws as per BIS code with regard to light and ventilation, structural safety, fire safety, sanitary requirements and circulation (vertical and horizontal) standards.

For Raheja Builders Pvt. Ltd.

Auth. Signatory

Estate Manager

Maryana State Indl & Infrastructure
Dev. Corpn Ltd.
Industrial Estate Barhi (Sonapat)



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9. That the use of land and the building erected on the site shall be governed as per provisions of the zoning plan of the Estate. The permissible covered area shall be governed as per rules & regulations of the Department of Town & Country Planning, Haryana, as amended from time to time. Further, shops other than as provided in the zoning plan shall not be allowed. Zoning violations and deviations from the approved building plans at any stage shall cause a notice to rectify the breach by the transferee. In the event of non-compliance by the transferee, the site shall be liable to be resumed and the transferee shall be required to remove building/debris within a period of three months from the order of resumption at its own cost otherwise the same shall be removed at the cost of the transferee by the transferor. The transferee shall not be entitled to any payment/compensation for building constructed by it on the resumed site.
10. That the site shall be used in accordance with the plans approved by the Competent Authority and not for any other purpose, for which it has been allotted. No obnoxious trade shall be carried out in or on any site/building.
11. That the control over site/building shall be exercised through zoning plan. In addition to the clauses of the zoning plan, the provisions of NBC of BIS regarding basic requirement for school shall be complied with. That the permissible FAR as well as maximum height of the building to be constructed on the said plot shall be as per terms of allotment and shall be governed by the rules and regulations of the department of Town and Country Planning, Haryana as amended from time to time. Further the use of land and the building shall be governed as per provisions of the zoning plan of the estate.
12. That the Transferor shall continue to be the owner of all mines and minerals, whatsoever, including sub soil water or underneath surface of the site with all such rights and powers as may be necessary or expedient for the purpose of searching, working, obtaining, removing & enjoying the same at all such times and in such manner as the Transferor may deem fit, with power to carry out any survey of all or any part of the said site and to sink pits, erect building, construct lines and general appropriate and use surface of the said site for the purpose of doing the full enjoyment of the exceptions and reservation herein contained.
 Provided that the Transferee shall be entitled to receive from the Transferor such payment for the occupation by the Transferor of the surface and for the damage done to the surface or building on the said land by such works or workings or letting down as may be agreed upon between the Transferor and the Transferee or failing such agreement shall be ascertained by Arbitration.

For Raheja Builders Pvt. Ltd.

Auth. Signatory

[Signature]
 Estate Manager
 Haryana State Indl & Infrastructure
 Dev. Corp. Ltd.
 Industrial Estate Barhi (Sonapat)

13. That the transferor may by its officers and servants, at all reasonable times and in a reasonable manner after giving 24 hours notice in writing, enter in and upon any part of the said site/building erected thereon for the purpose of ascertaining that the Transferee has duly performed and observed the conditions to be observed under the rules and regulations of the Town & Country Planning Department, Haryana and provisions of the RLA and this Deed.
14. That the transferor shall have full right, power and authority at all times, to do, through its officers or servants, all acts and things which may be necessary or expedient for the purpose of enforcing compliance of all or any of the terms, conditions and reservations imposed and to recover from the Transferee as first charge upon the said site/building, the cost of doing all or any such act and things all cost incurred in connection therewith or in any way relating thereto, obligations, vehicle parking regulations etc. etc. among other things for proper maintenance of the Estate and its surroundings. The transferor shall be within its rights to ensure compliance of measures considered necessary for its maintenance and levy charges, fines and penalties, if necessary, towards achievement of its objectives.
15. That the Transferee shall comply with all the Estate Management regulations dealing with Malba, Cleanliness, quantum and the quality of effluent discharge, solid waste disposal, green covers obligations, vehicle parking regulations etc. among other things for proper maintenance of the Estate and its surroundings. Transferor shall be within its rights to ensure compliance of measures considered necessary for its maintenance and levy charges, fines and penalties, if any, necessary towards achievement of its objectives.
16. That the transferor will be competent to resume the site, in case the transferee defaults in complying with any of the terms and conditions of the allotment and of this deed. The resumption of the site would be done by the transferor after giving show cause notice to the transferee. Upon resumption, the principal amount deposited towards the cost of the site will be refunded after deducting 10% of the price of the site without any interest. The amount of interest and penalty, if any paid on the instalment (s) shall also stand forfeited. The transferee will be free to remove the structure/debris, if any, within a period of three months of the resumption order at its own cost, failing which it shall be removed by the transferor at the transferee's cost. The transferee shall not be entitled to any payment /compensation for the building constructed by it on the resumed site.

For Raheja Builders Pvt. Ltd.

Auth. Signatory

Estate Manager
Haryana State Indl & Infrastructure
Dev. Corpn Ltd.
Industrial Estate Barhi (Sonapat)

17. That so long as the transferee fully performs and complies with and continues to so perform and comply with each and all the terms & conditions herein made and provided, but not otherwise, the transferor will ensure to the transferee full and peaceful enjoyment of the rights and privileges herein and hereby conveyed in this deed.
18. That all the expenses, incidental to the execution of the conveyance deed, including stamp duty, shall be borne by the transferee.
19. That the transferee shall have no right to gift and mortgage the site without the specific written prior approval of the transferor.
20. That an appeal against resumption order of the site passed by the transferor shall lie to a committee consisting of Commissioner Industries, Govt. of Haryana, Director of Industries Department, Haryana and MD/HFC whose decision thereon shall be final. The appeal shall be filed in the office of Commissioner Industries within a period of 90 days from the date of such resumption order.

IN WITNESS WHEREOF, the parties hereto have set their hands/seals hereunder on the dates mentioned against their signatures.

PARTY OF FIRST PART:

for and on behalf of
Haryana State Indl. & Infr. Dev. Corpn. Ltd.
(Transferor)
Estate Manager

Witness:

Estate Manager
Haryana State Indl & Infrastructure
Dev. Corpn Ltd.
Industrial Estate Barhi (Sonapat)

PARTY OF SECOND PART:

Vipan Mehta
For and on behalf/Transferee
M/s Raheja Builders Pvt. Ltd.
Authorise representative

In the presence of witnesses:

For Raheja Builders Pvt. Ltd.

Auth. Signatory

MANOJ KUMAR
GOVDEAT
No. 690 Date: 27/9/11

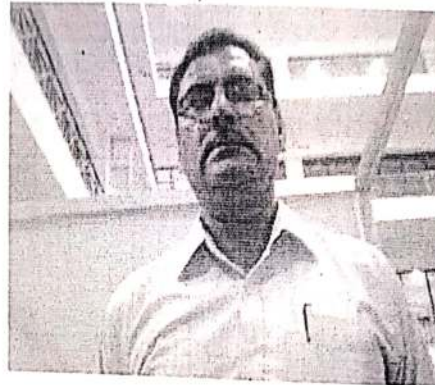
Reg. No.
4856

Reg. Year
2011-2012

Book No.
1



विक्रेता



क्रेता



गवाह

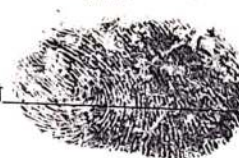
विक्रेता

मन्जीत सिंह, मेनेजर



क्रेता

विपिन मेहता ओ.सी.



गवाह 1:- लालचन्द नन्दरवार



गवाह 2:- विकास बुकल



प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4,856 आज दिनांक 27/09/2011 को बही न: 1 जिल्द न: 654 के पृष्ठ न: 105 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द न: 9,124 के पृष्ठ संख्या 15 से 20 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं।

दिनांक 27/09/2011

उप/संयुक्त प्रजियन अधिकारी
पानीपत



हरियाणा राज्य
औद्योगिक विकास
निगम लिमिटेड



Haryana State
Industrial Development
Corporation Ltd.

(A State Government Undertaking)

Allotment Letter for free-hold Commercial Site Disposed by Auction

PHOTOGRAPHS

REGISTERED

M/s Raheja Builders Pvt Ltd.,
150-A, Sainik Farms,
New Delhi - 110062.

Memo No. 541

Dated: 1/8/05

Sub: Allotment of Commercial Site (Block 'A') at Export Complex, Panipat.

Dear Sirs,

1. Please refer to your bid for Commercial Block 'A' at Export Complex, Panipat.
2. You bid for Commercial Site Block 'A' in Export Complex, Panipat has been accepted and the Commercial Block 'A' as detailed below has been allotted to you on free-hold basis as per the following terms and conditions and subject to the rules/regulations of Town & Country Planning Department, Haryana and as amended from time to time including terms and conditions as already announced at the time of auction and accepted by you:-

Sector Number	Commercial Block.	Approx. Dimension	Area square Mtrs.	in	Bid Price of the plot (Amt. In Rupees).
Export Complex, Panipat	'A'	36M X 72 M	2592 mtrs.	sq.	13,26,00,000

3. The sum of Rs.1,32,60,000/- deposited by you as bid money at the time of bid will be adjusted against the plot.
4. You are requested to remit Rs.1,98,90,000/- in order to make the 25% price of the said plot within 30 days i.e. upto 31.8.2005 from the date of issue of this letter. The payment shall be made by way of a Bank draft payable to HSIDC, Panchkula and drawn on any scheduled bank at Panchkula/Chandigarh. In case of failure to deposit

HSIDC - your partner in progress

पंजीकृत कार्यालय : नं. सी. 13-14, सेक्टर-6, पंचकूला-134 109

REGD. OFFICE : NO. C. 13-14, SECTOR-6, PANCHKULA, TEL. : 2590481-83, FAX : 91(172) 2590474 E-MAIL : hsidc@chd.nic.in Grams : Udyogvikas
NEW DELHI OFFICE : TEL : 23347680-81-82-88, FAX : 91(11) 23347688 E-MAIL : hsidc@vsnl.net



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the said amount within the above specified period, the allotment shall be cancelled and the 10% bid money deposited at the time of bid shall stand forfeited to HSIDC, against which you shall have no claim for damages.

The balance 75% amount i.e. Rs.9,94,50,000/- of the above price of the plot can be paid in lump-sum without interest within 60 days from the date of issue of the allotment letter or in eight half yearly equal installments. The first installment will fall due after the expiry of six months of the date of issue of this letter. Each installment would be recoverable together with interest @ 11% interest per annum on the remaining amount as mentioned in clause No. 21. Interest @ 14% p.a. will be charged for late payment of installments.

6. The possession of the plot is hereby offered which may be taken immediately after making payment of balance 15% amount as demanded in clause No.4 as the development works in the area are already in place.
7. Each installment shall be remitted to the Estate Officer, HSIDC, Panchkula and every such remittance shall be accompanied by a letter showing the full particulars of the site, i.e. the number of the plot and Industrial Estate/Sector number to which the payment pertains. In the absence of these particulars the amount remitted shall not be deemed to have been received. Compound interest @ 14% per annum shall be charged for delayed period.
8. In case the installment is not paid by 10th of the month following the month in which it falls due, the Estate Officer, HSIDC shall proceed to take action for imposition of penalty and resumption of plot. In the event of breach of any other condition of allotment, the Estate Officer, HSIDC may resume the land after giving an opportunity of hearing.
9. The land/building shall continue to belong to the HSIDC until the entire consideration money together with interest and other amount, if any, due to the HSIDC on account of sale of land or building or both is paid. You shall have no right to transfer by way of sale, gift, mortgage or otherwise the plot/building or any right, title or interest thereon till the full price is paid to HSIDC.
10. On payment of 100% of the price of the plot you shall execute the deed of conveyance in the prescribed form and in such manner as may be directed by the Estate Officer, HSIDC. The charges for registration and stamp duty will be paid by the allottee.
11. The plot/building shall not be used for any purpose other than that for which it has been allotted in accordance with the plans approved by the Competent Authority. No obnoxious trade shall be carried out in or on any land/building.
- 11(A) No fragmentation of land shall be permitted. Haryana Apartment Ownership Act shall be applicable.
12. You shall have to pay all general and local taxes, rates or cesses imposed or assessed on the said land and building by the Competent Authority.
13. The HSIDC will not be responsible for leveling the uneven site.

You will have to complete the construction within two years of the date of offer of possession after getting the plans of the proposed plot approved from the competent authority in accordance with the regulations governing the erection of buildings. The time limit is extendable by the Managing Director, HSIDC, if he is satisfied that non-construction of the building was due to reasons beyond your control. Otherwise this plot is liable to be resumed and money will be returned after deducting 10% of the total consideration money. You shall not erect any building or make any alteration addition without prior permission of the Managing Director, HSIDC.

15. The HSIDC reserves to itself all mines and minerals whatsoever in or under the said site with all such rights and powers as may be necessary or expedient for the purpose of searching for, working, obtaining removing and enjoying the same at all such times in such manner as the HSIDC shall think fit, with power to carry out any surface of or any underground working and to let down the surface of all or any part of the said site and to sink pits, erect buildings, construct lines and generally appropriate and use surface of the said site for the purpose of doing of the exceptions and reservations herein contained.

Provided that the allottee shall be entitled to receive from the HSIDC such payment for the occupation by the HSIDC of the surface and for the damage done to the surface of building on the said land by such works of workings or letting down as may be agreed upon between the allottee and the HSIDC of failing such agreement as shall be ascertained by reference to arbitration.

16. The HSIDC may by its officers and servants at all reasonable times and in a reasonable manner after twenty four hours notice in writing enter in and upon any part of the said land/building erected there on for the purpose of ascertaining that the allottee has duly performed and observed the conditions to be observed under the rules & regulations of the town & Country Planning Department, Haryana.
17. The HSIDC shall have full rights, power and authority at all times to do through its officer or servants all acts and things which may be necessary or expedient for the purpose of enforcing compliance with all or any of the terms, condition and reservations imposed and to recover from you as first charge upon the said land building, the cost of doing all or any such act and thing all cost incurred in connection there-with or in and any way relating thereto.
18. All disputes and differences arising out of or in any way touching or concerning this allotment whatsoever shall be referred to the sole arbitration of the MD, HSIDC or any other officer appointed by him. It will not be an objection to such appointment that the arbitrator so appointed is a Government servant or officer of the HSIDC that he had to deal with the matter to which this allotment relates in the course of his duties as such Government servant or officer as the case may be, he has expressed his views on all or any of the matters in

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dispute or difference. The decision of such arbitrator shall be final and binding on the concerned parties.

All payment shall be made by means of the demand draft payable to the Estate Officer, Haryana State Indl. Dev. Corpn.Ltd., Chandigarh drawn on any scheduled bank situated at Panchkula/Chandigarh.

20. No separate notice will be sent for payment of the instalments. However, the information regarding the instalment amount, the due date etc. may be sent as a matter of routine.
21. Half yearly instalment will fall due on 4th day of the month after expiry of six months every year. The details of half yearly instalments are as under:-

Installment No.	Due Date	Principal (Rs.)	Possession offer interest	Total
1.	4.2.2006	1,24,31,250		
2.	4.8.2006	1,24,31,250		
3.	4.2.2007	1,24,31,250		
4.	4.8.2007	1,24,31,250		
5.	4.2.2008	1,24,31,250		
6.	4.8.2008	1,24,31,250		
7.	4.2.2009	1,24,31,250		
8.	4.8.2009	1,24,31,250		

Interest @11% would be payable on the outstanding amount from the date of offer of possession.


Estate Officer
HSIDC, Panchkula

Note:-

1. You are also requested to send the details of all the partners/Directors of the firms along with their signatures duly attested by the local executive magistrate and partnership deed etc. if any with in a week for record of this office.
2. If the allottee appoints any attorney he/she shall submit the certified copy of the registered attorney along with photographs and signatures of the allottee and attorney duly attested by the magistrate within a week from the registration of the deed by Regd. A/D post or in person.
3. Any change in address must be intimated to this office within a week by registered A/D Post or in person.

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You are also requested to submit affidavit of three specimen signatures and two stamp size photographs duly attested by the Executive Magistrate within a week for record of this office.

CC: **Senior Manager(IA), HSIDC, Industrial Estate, Barhi (Sonepat).**



ARYANA STATE INDUSTRIAL AND INFRASTRUCTURE DEVELOPMENT
CORPORATION LIMITED

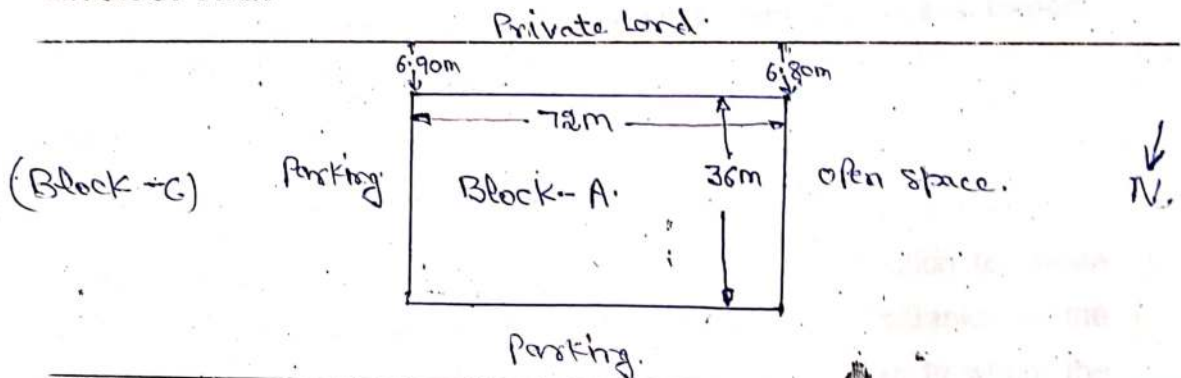
INDUSTRIAL ESTATE BARHI

No:HSIA:B:07/6254

Dated 3/3/08

This is to certify that physical possession of the Plot-No. Block-A of size 36712 ^{2592m²} has been handed over to Sh. S.C. Sidana (A.I.T. Representative of M/s. Raheja Builders Pvt. Ltd. ISO, Sainik Farms, New Delhi. the Industrial Estate Barhi, District Sonapat on dated 3.3.2008.

SKETCH OF PLOT



AUTHORITY

RLA NO.

Dated

HANDLED OVER

[Signature]

Asst. Manager (C)

COUNTER SIGNED ; TAKEN OVER

[Signature]
3/3/08
Counter Sign
Manager (C)

For Raheja Builders Pvt. Ltd.

[Signature]
03/3/2008
Auth. Signatory

Indst. No:HSIA:B:07

A copy of the above is forwarded to the following: -

1. The Senior Manager (IA)/HSI IDC Industrial Estate Barhi
2. The Estate Manager (E)/HSI IDC Industrial Estate Barhi in reference to their letter No: 259-60 dated 27.2.08.

Manager (Civil)
For Haryana State Indl. & Infrs.Dev. Copn. Ltd.



हरियाणा राज्य औद्योगिक
एवं संरचना विकास
निगम लिमिटेड



Haryana State Industrial and
Infrastructure Development
Corporation Ltd.

INDUSTRIAL ESTATE
BARHI (Sonapat)
Ph. : 0130-2474756
TELE FAX : 0130-2474648

(A State Government Undertaking)

Registered:

No: HSIE: B: 2011/1537

Dated: 17/10/11

M/s Raheja Builders Pvt. Ltd. ,
215-216, 2nd Floor, Rectangle-1
D-4, District Centre, Saket,
New Delhi-17.

**Subject: - Permission to create equitable mortgage: Land at Block-A, Export
Complex, Panipat, Haryana.**

Dear Sir,

This is in reference to your letter request on the captioned subject.

In this regard, it is intimated that the Corporation has no objection to create equitable mortgage of the captioned Land in favour of any FI's/Banks for the availment of credit facilities subject to a letter from the FI's/Banks to whom the Company has tied up in our favour alongwith your covering letter.

Thanking you,

Yours faithfully,


Estate Manager

HSI IDC- Your partner in progress


पंजीकृत कार्यालय : नं० सी० 13-14, सेक्टर-6, पंचकुला-134 109

REGD. OFFICE : C-13-14, Sector-6, PANCHKULA TEL : 2590481-83 Fax : 91(172) 2590 474 E. MAIL : hsiidc@chd.nic.in WEBSITE : www.hsiidc.nic.in
New Delhi Office : Tel : 23347680-81-82, Fax : 91 (11) 23347688 E-Mail : hsiidc@vsnl.net



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1. That M/s Raheja Builders Pvt. Ltd. is the exclusive owner and is in possession of the property consisting of commercial plot measuring 2592 sq. meter bearing no. Block 'A' situated in Export Complex, Panipat, Haryana registered as Registration No. 4856 in book no. I, Volume No. 654 on page No. 105, an Additional copy of which is pasted in Additional Book No. I, Volume No. 9124 on pages 15 to 20 dated 27.09.2011 in the office of Sub Registrar Panipat.
2. That the aforementioned property is free from all encumbrances and is not encumbered with any other financial institution or authority and also is not the subject matter of any dispute before any court of law/local authority or Tribunal. The said property is also not the subject matter of any attachment orders passed by any court of law/Govt./Local authority or any other body.
3. That the said property is free from any charge/lien etc. in favour of anybody.
4. That the company has also not entered into any agreement to sell in favour of anyone nor signed any power of attorney in respect of the above mentioned property.
5. That the company has paid the relevant taxes payable to the Govt. /Local authorities up-to-date.


Deponent.

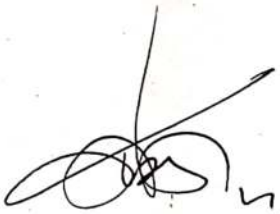
Verification:

Verified at New Delhi on this 27th August 2012 that the contents of the above affidavit are true and best to our knowledge.



ATTESTED


NOTARY PUBLIC, DELHI
2.7 AUG 2012


Deponent.